



Order Filed on September 29, 2017  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY	
Caption in Compliance with D.N.J. LBR 9004-1(b)	
683590 PHELAN HALLINAN DIAMOND & JONES, PC 400 Fellowship Road, Suite 100 Mt. Laurel, NJ 08054 856-813-5500 Attorneys for WELLS FARGO BANK, NA	
In Re:	
ARTHUR L. HOWARD	
Debtor	

Case No.: 13-23423 - CMG

Hearing Date: \_\_\_\_\_

Judge: CHRISTINE M. GRAVELLE

Chapter: 13

Recommended Local Form: ☐ Followed ☒ Modified

### ORDER VACATING STAY

\_\_\_\_ The relief set forth on the following page is hereby **ORDERED**.

DATED: September 29, 2017

A handwritten signature in black ink, reading "Christine M. Gravelle".  
\_\_\_\_\_  
Honorable Christine M. Gravelle  
United States Bankruptcy Judge

Upon the motion of WELLS FARGO BANK, NA, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property more fully described as:

1020 ROBBINSVILLE EDINBURG ROAD, ROBBINSVILLE, NJ 08691  
NKA 1020 ROBBINSVILLE-EDINBURG RD, ROBBINSVILLE, NJ  
08691-4198

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

*rev. 7/12/16*

**Certificate of Notice Page 3 of 3**  
 United States Bankruptcy Court  
 District of New Jersey

In re:  
 Arthur L. Howard  
 Debtor

Case No. 13-23423-CMG  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Sep 29, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 01, 2017.

db +Arthur L. Howard, 1020 Robbinsville Edinburg Rd., Robbinsville, NJ 08691-4198

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 01, 2017

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 29, 2017 at the address(es) listed below:

Albert Russo	docs@russotrustee.com	
Albert Russo (NA)	on behalf of Trustee	Albert Russo docs@russotrustee.com
Andrew L. Spivack	on behalf of Creditor	Wells Fargo Bank, N.A. nj.bkecf@fedphe.com
Andrew L. Spivack	on behalf of Creditor	WELLS FARGO BANK, NA nj.bkecf@fedphe.com
Denise E. Carlon	on behalf of Creditor	Lakeview Loan Servicing, LLC dcarlon@kmlawgroup.com,
		bkggroup@kmlawgroup.com
Joshua I. Goldman	on behalf of Creditor	Lakeview Loan Servicing, LLC jgoldman@kmlawgroup.com,
		bkggroup@kmlawgroup.com
Joshua I. Goldman	on behalf of Creditor	BANK OF AMERICA, N.A. jgoldman@kmlawgroup.com,
		bkggroup@kmlawgroup.com
Nicholas V. Rogers	on behalf of Creditor	WELLS FARGO BANK, NA nj.bkecf@fedphe.com
Steven K. Eisenberg	on behalf of Creditor	U.S. Bank National Trust, N.A., as Trustee for LSF9
		Master Participation Trust bkecf@sterneisenberg.com,
		jmcnally@sterneisenberg.com;skelly@sterneisenberg.com;bkecf@sterneisenberg.com
Steven N. Taieb	on behalf of Debtor Arthur L. Howard	staieb@comcast.net

TOTAL: 10